

THE STATE OF TEXAS §
§
COUNTY OF ARLINGTON §

**FANNIN FARM
PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
As Required By Section 209.004, Texas Property Code**

NOTICE IS HEREBY GIVEN that the below property is controlled by a mandatory homeowners association.

1. SUBDIVISION INFORMATION: The Fannin Farm is a phased addition to the City of Arlington, Tarrant County, Texas.

- The plat of Fannin Farm, Phase IA recorded on July 15, 1993, as Document No. 19147950 in Cabinet A, Slide 1386, Plat Records, Tarrant County, Texas.
- The plat of Fannin Farm, Phase I B recorded on May 4, 1995, as Document No. 193172451 in Cabinet A, Slide 1419, Plat Records, Tarrant County, Texas.
- The plat of Fannin Farm, Phase 2 recorded on August 12, 1993, as Document No. 195075265 in Cabinet A, Slide 2247, Plat Records, Tarrant County, Texas.
- The plat of Fannin Farm, Phase VII recorded on October 4, 1995, as Document No. 195182122 in Cabinet A, Slide 2486, Plat Records, Tarrant County, Texas.
- The plat of Fannin Farm, Phase IV recorded on December 14, 1995, as Document No. 195229327, in Cabinet A, Slide 2609, Plat Records, Tarrant County, Texas.
- The plat of Fannin Farm, Phase III, recorded on February 16, 1996, as Document No. 196031242, in Cabinet A, Slide 2796, Plat Records, Tarrant County, Texas.
- The plat of Fannin Farm, Phase VI recorded on August 31, 1998, as Document No. 198199576, in Cabinet A, Slide 4461, Plat Records, Tarrant County, Texas.
- The plat of Fannin Farm, Phase 5 recorded on December 12, 1998, as Document No. 1928289725, in Cabinet A, Slide 4696, Plat Records, Tarrant County, Texas.
- The plat of Fannin Farm, Phase IX recorded on December 30, 1999, as Document No. 199318836, in Cabinet A, Slide 5542, Plat Records, Tarrant County, Texas.
- The plat of Fannin Farm, Phase VIII recorded on February 4, 2000, as Document No. 200025875, in Cabinet A, Slide 5636, Plat Records, Tarrant County, Texas.
- The Revised Plat, Lots 3-R, 14-A, 14-B, 14-C, Block 13, Phase VIII, recorded on June 17, 2004, as Document No. 204190113, Plat Records, Tarrant County, Texas.

- The plat of Fannin Farm, Phase X recorded August 9, 2001 in Cabinet A, Slide 6856, Plat Records, Tarrant County, Texas.

2. **DECLARATION INFORMATION:** Lots in Fannin Farm are subject to the Declaration of Covenants, Conditions & Restrictions for Fannin Farm, recorded as follows

Declaration for Fannin Farm Area I, recorded on December 14, 1993, Document No. 193274816, Volume 11367, Page 652 in the Real Property Records of Tarrant County, Texas.

Supplementary Declaration for Fannin Farm Area I, recorded on January , 1994, as Document No. 194007838, Page 11402-562 in the Real Property Records of Tarrant County, Texas.

Second Supplementary Declaration for Fannin Farm, Area 1, recorded April 3, 1995, Document No. D195055356, Volume 11924, Page 0077, of the Real Property Records of Tarrant County, Texas.

Declaration for Fannin Farm Area II, recorded May 10, 1995, in Volume 11962, Page 0469, Document No. D195078919 of the Real Property Records of the Real Property Records of Tarrant, County, Texas.

Supplementary Declaration for Fannin Farm Area III, dated October 11, 1995, Volume 2135, page 2342, Document No. 195188780 of the Real Property Records of Tarrant County.

Supplementary Declaration for Fannin Farm Area IV, dated December 20, 1995, in Volume 12207, Page 140, Document 3195233440 in the Real Property Records of Tarrant County, Texas.

Declaration for Fannin Farm Area V, dated October 20, 1997, Volume 12951, Page 0437, Document No. 197196497 in the Real Property Records of Tarrant County, Texas.

Declaration for Fannin Farm Area VI, was recorded September 3, 1998, in Volume 13422, Page 0112, Document No. 198215212 of the Real Property Records of Tarrant County, Texas.

Supplementary Declaration for Fannin Farm Area VII, recorded March 9, 1999, in Volume 13764, Page 0337, of the Real Property Records of Tarrant County, Texas.

Supplementary Declaration for Fannin Farm Area VIII, recorded May 4, 2000, in Volume 14345, Page 0358, Document No. 20011055628 in the Real Property Records of Tarrant County, Texas.

Supplementary Declaration for Fannin Farm Area IX, recorded on May 4, 2000, in Volume 14345, Page 0361 Document No. 200105631 in the Real Property Records of Tarrant County, Texas

Supplementary Declaration for Fannin Farm Area X, recorded September 23, 2002, in Volume 16109, Page 0028 Document No. 0201200972 of the Real Property Records of Tarrant County, Texas.

Amendment to the Declarations for Fannin Farm, Areas, I, II, III, IV, V, VI, VII, VIII, IX

and X, recorded on July 23, 1999, as Document No. 199186648, Volume 13925, Page 278 of the Real Property Records of Tarrant County, Texas.

First Amendment to Supplementary Declaration for Fannin Farm Area X, recorded on November 4, 2002, as Document No. 202314158 of the Real Property Records of Tarrant County, Texas.

Notice of Amendment to Declarations and Supplementary Declarations for Fannin Farm Areas I, II, III, IV, and V of the Real Property Records of Tarrant County, Texas.

3. **NAME OF PROPERTY OWNERS ASSOCIATION:**

Fannin Farms Property Owners Association

4. **HOW TO CONTACT ASSOCIATION THROUGH ITS MANAGING AGENT:**

clo Texas Star Community Management, LLC
6401 S. Custer Road
Suite 2020
McKinney, TX 75070

Phone: (469)899-1000
Fax: (469) 533-8836
Website: www.fanninfarmsnow.com
Resales Certificates: www.homewisedocs.com
Email: manager@tscmanagement.com

5. **COSTS ASSOCIATED WITH PROPERTY TRANSFER:**

Resale Certificate:	\$300.00
Statement of Account:	\$ 75.00
Update Fee:	\$ 75.00
Transfer Fee:	\$150.00
Lender Questionnaire:	Up to \$200.00

DATED: August 28, 2021

FANNIN FARM PROPERTY OWNERS ASSOCIATION,
a Texas property owners association

BY: TEXAS STAR COMMUNITY MANAGEMENT, LLC
A Texas corporation, its managing agent

By: 
Susan Garrett, Vice President of Client Relations

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
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COUNTY OF COLLIN §

BEFORE ME, the undersigned notary public, on this day personally appeared Susan Garrett, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that s/he executed the same for the purposes and consideration set forth therein and in the capacity therein stated.

SUBSCRIBED AND SWORN TO BEFORE ME, on the 28 day of

August, 2021.

Gretchen L. Grese

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

